



IN THE MATTER OF an application submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 24b, 24d, 30a, and 30c:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and
 - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary line of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard;
2. changing from an R3-2 District to an R3A District property bounded by a southerly boundary line of a park and its easterly prolongation, a southerly and westerly boundary line of a park, 195th Avenue and its easterly centerline prolongation, 102nd Street, 196th Avenue, 101st Street, 197th Avenue, a line midway between Cross Bay Boulevard and 100th Place, 207th Avenue, Cross Bay Boulevard and its southerly centerline prolongation, Cross Bay Parkway, and a northerly boundary line, easterly boundary line, southeasterly boundary line, and easterly boundary line of a park and its northeasterly prolongation;
3. changing from an R3-2 District to a C3A District property bounded by 195th Avenue and its easterly centerline prolongation, a westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line of a park and its prolongation, Cross Bay Parkway, Cross Bay Boulevard and its southerly centerline prolongation, 207th Avenue, a line midway between Cross Bay Boulevard, and 100th Place, 197th Avenue, 101st Street, 196th Avenue, and 102nd Street;
4. establishing within a proposed R3A District a C1-3 District bounded by:
 - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and
 - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary lines of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard; and
5. establishing a Special Coastal Risk District bounded by a southerly boundary line of a park and its easterly prolongation, a southerly boundary line and westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line, a northerly boundary line, an easterly boundary line, a southeasterly boundary line, and an easterly boundary line of a park and its northeasterly prolongation;

Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated February 21, 2017, and subject to the conditions of CEQR Declaration E-417.

This application for a zoning map amendment was filed by the New York City Department of City Planning on February 15, 2017, in conjunction with a related zoning text amendment (N 170257 ZRQ), which will affect all or portions of 60 tax blocks in Broad Channel, Queens, Community District 14.

RELATED ACTION

In addition to the zoning map amendment (C 170256 ZMQ) that is the subject of this report, implementation of the proposed plan also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 170257 ZRQ Zoning text amendment to establish a Broad Channel subdistrict within the Special Coastal Risk District

BACKGROUND

The New York City Department of City Planning (DCP) is seeking a zoning map amendment and a related zoning text amendment in the Broad Channel neighborhood of Queens, Community District 14. Together, these applications would apply a special zoning designation to ensure that land use regulations do not encourage growth in an area vulnerable to flooding from sea level rise. The special zoning designation would limit future development to low-density buildings that are more easily adapted to Broad Channel's projected flood risk and consistent with the area's built character.

Broad Channel is an island located in the middle of Jamaica Bay, bounded by a U.S. Pierhead and Bulkhead Line and a Gateway National Recreation Area park boundary. Broad Channel is accessible by only one through-road, Cross Bay Boulevard, which connects to Howard Beach to the north via the Joseph P. Addabbo Memorial Bridge and the Rockaway peninsula to the south via the Cross Bay Veterans Memorial Bridge. It also has a subway station serviced by the New York City Transit Authority's A Train and the Rockaway Park Shuttle. The area has approximately 2,500 residents and 1,100 buildings, of which approximately 90 percent are single-family detached residences.

Broad Channel is projected to experience daily tidal inundation due to sea level rise by the 2050s, and there are few viable options for investment in infrastructure in this neighborhood to mitigate this long-term flood risk. Sanitary sewers were installed between 1988 and 1998. The area experiences difficulties with access to certain streets during flood events because they had not been raised to legal grade, a condition that persists today. Current capital plans for bulkheads and raised street reconstruction on West 11th through 19th Roads are expected to reduce street flooding, which is most severe during spring tide periods. However, this project would not fully address the area's future risk from tidal flooding.

According to projections in *Building the Knowledge Base for Climate Resiliency: New York City Panel on Climate Change 2015 Report*, climate change and sea level rise will reshape New York City's waterfront and subject some neighborhoods to more frequent and damaging floods. To reduce these risks, the City has been updating its regulations governing building design and development throughout the floodplain. Reducing flood risks to New York City's building stock by promoting resilient building design measures is part of the City's multifaceted plan for resiliency, along with enhancing coastal protections, hardening infrastructure systems, and promoting community preparedness.

A temporary, emergency citywide text amendment (N 130331(A) ZRY) following Hurricane Sandy, adopted in October 2013, encouraged flood-resilient building construction throughout designated floodplains by removing regulatory barriers that hindered or prevented reconstruction, and aligned zoning with the most recent FEMA and building code standards for flood resistant construction. Also in 2013, DCP launched the Resilient Neighborhoods initiative, working directly with the Mayor's Office of Recovery and Resiliency, City agencies, and communities in the floodplain on land use, zoning, and development issues in light of the new understanding of coastal flood risk.

Through the Resilient Neighborhoods initiative, DCP identified instances where local zoning updates could address specific neighborhood conditions and risks. In some of the most at-risk areas of the floodplain—particularly Broad Channel, which is at risk of future daily tidal flooding from sea level rise—zoning changes are needed to reflect planning goals for the area, so that future development does not substantially increase the population of an area increasingly vulnerable to flooding. In other areas of the floodplain, where risks are from infrequent, severe events, other zoning strategies will make sense to promote retrofitting and development that increases

compliance with floodplain construction standards. In each area under study, potential zoning changes are identified in close consultation with area stakeholders.

Broad Channel was studied through the Resilient Neighborhoods initiative because it is among the most vulnerable neighborhoods in the city to flooding. Broad Channel faces flood hazards from storm surges generated by large storm events like Hurricane Sandy, and some parts of the neighborhood experience periodic tidal flooding today, a condition likely to become more severe over time with projected sea level rise. The proposed zoning text for this area is intended to limit the population at risk from projected flood hazards, and was developed through close consultation with a Community Advisory Committee comprised of representatives from Community Board 14, the Broad Channel Civic Association, local elected officials, and other organizations over the course of three years through the Resilient Neighborhoods study for Old Howard Beach, Hamilton Beach, and Broad Channel.

The needs identified in Broad Channel, as well as Hamilton Beach, Queens, and the State Buyout Areas of Staten Island, are location-specific and time-sensitive due to the vulnerability of these areas. These rezonings are, therefore, the first neighborhood resiliency rezonings proposed by DCP.

Broad Channel is currently zoned R3-2. C1-2 and C2-2 commercial overlay districts are mapped in two retail nodes. These zoning districts have remained unchanged since 1961, when the current Zoning Resolution was adopted. The existing R3-2 zoning district does not reflect existing conditions in terms of predominant building types and lot widths in the area. Broad Channel is characterized primarily by single-family detached residences, which make up 90 percent of all residential lots. Approximately a quarter of lots in Broad Channel do not meet the R3-2 district's minimum lot width requirement of 40 feet.

The R3-2 district is generally bounded by a U.S. Pierhead and Bulkhead Line and a Gateway National Recreation Area park boundary on the island of Broad Channel. R3-2 districts allow all residential building types, including detached, semi-detached, and attached residences, as well as low-rise multi-family apartments. In R3-2 districts, residences are allowed at a maximum floor area ratio (FAR) of 0.6, which includes a 0.1 attic allowance. The minimum required lot area is 3,800 square feet for detached residences and 1,700 square feet for other residences. The minimum lot width for a detached house is 40 feet, or 18 feet for other residences. The maximum perimeter wall height and building height are 21 feet and 35 feet, respectively. Front yards must be at least

15 feet deep, and side yards must total 13 feet for detached houses (with a five-foot minimum for one side yard), and eight feet for other residential building types. One off-street parking space is required for each dwelling unit. Community facilities are allowed at a maximum FAR of 1.0.

A C1-2 commercial overlay is mapped in Broad Channel on Cross Bay Boulevard between East 8th and West 10th Roads. A C2-2 commercial overlay is mapped in along Cross Bay Boulevard between East 1st and East 3rd Roads. C1 overlays are typically mapped within residential districts to allow a range of local retail and service establishments to serve the surrounding neighborhood. C2 overlays allow these uses, as well as large retail establishments and entertainment facilities. When C1 and C2 overlay districts are mapped within R1 through R5 residential districts, the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings. Off-street parking requirements vary with the use, but most retail uses require one accessory parking space per 300 square feet of commercial floor space, although the requirements can range between one space per 200 square feet and one space per 800 square feet. For C1-2 and C2-2 overlays, if the number of spaces required is less than 15, the parking requirements are waived.

The proposed actions would more closely reflect Broad Channel's established character and lot configurations and help achieve the goal of limiting new residential development in an area projected to experience daily tidal inundation due to sea level rise by the 2050s, when low- to high-end projections for daily tidal flooding could impact between 20 percent and 70 percent of buildings in the area. There are few viable options for investment in infrastructure to mitigate this flood risk.

An R3A district is proposed for the majority of the Broad Channel rezoning area. R3A districts permit one- and two-family detached residential buildings. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum required lot area is 2,375 square feet and the minimum lot width is 25 feet. Front yards must be at least 10 feet deep, and side yards must total 8 feet. One off-street parking space is required for each dwelling unit. Community facilities are allowed a maximum FAR of 1.0.

The R3A district will more closely reflect the detached character of Broad Channel, as well as its predominance of narrow lots, the majority of which are 25 feet wide. The proposed R3A district would also limit vulnerability and promote resilient buildings in Broad Channel by reducing the allowed density to detached houses, which is a building type that is easier to retrofit.

The proposed R3A district regulations would be modified by the Special District regulations as described below.

A C3A district is proposed on Broad Channel's southeast shore, where existing uses include a mix of marinas and boat parking and single-family residences. The proposed C3A district is generally bounded by Lanark Road, Channel Road, a Gateway National Recreation Area park boundary, and Van Brunt Road.

C3A districts permit waterfront recreational activities, primarily boating and fishing, in areas along the waterfront that are usually adjacent to residential docks. Permitted activities include facilities for docking, renting, services and storing fishing and pleasure boats; aquatic sports equipment sales and rentals; bicycle shops; ice cream stores; and public and private beaches. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The residential equivalent is R3A, which is described above.

This zoning change would bring existing waterfront-related commercial uses in this area into conformance with zoning.

The proposed C3A district regulations would be modified by the Special District regulations as described below.

This proposal would also rezone an existing centrally located commercial node on Cross Bay Boulevard to reflect existing development patterns. The proposed rezoning from C1-2 to C1-3 is generally bounded by East 8th Road, Church Road, East 10th Road, West 10th Road, Power Road, West 9th Road, and Cross Bay Boulevard.

C1-3 districts promote commercial development that serves the local shopping needs and allow a maximum FAR of 1.0 when mapped in R1 through R5 districts. The change in overlay would slightly reduce the off-street parking requirement for commercial uses; current C1-2 overlays require one space for every 300 square feet of commercial floor area, while the proposed C1-3 overlay requires one space for every 400 square feet of commercial floor area. In C1-3 overlays, if the number of spaces required is less than 25, the parking requirement is waived.

This update to the commercial overlay would provide commercial buildings relief from high off-street parking requirements that could make the incorporation of flood mitigation measures into the renovation, reconstruction, or redevelopment of commercial uses more difficult.

The proposed zoning text amendment (N 170257 ZRQ) would establish a Special Coastal Risk District in the Zoning Resolution and establish a Broad Channel subdistrict coincident with the Broad Channel rezoning area. Broad Channel is characterized primarily by single-family detached residences, which make up ninety percent of all residential lots. The Broad Channel subdistrict of the Special Coastal Risk District would modify the regulations of the proposed R3A and C3A districts to limit future residential development to single-family detached residences. This change would establish limits on the density of population that is appropriate to the area's flood risk. In addition, community facilities that include sleeping or overnight accommodations would be prohibited.

The Special Coastal Risk District is expected to be applied to a limited number of neighborhoods facing future flood risks of exceptional magnitude or character. Other such areas, including the areas of the East Shore of Staten Island affected by the New York State Enhanced Buyout Program, would be designated as subdistricts, with regulations appropriate to the particular risks they face and other attributes of the area.

ENVIRONMENTAL REVIEW

This application (C 170256 ZMQ) and the related application (N 170257 ZRQ) were reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et. seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 17DCP114Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on February 21, 2017. The Negative Declaration included (E) designations to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (E-417), as described below.

The (E) designation requirements related to air quality, noise and hazardous materials would apply to the only projected development site, an assemblage located on Block 15460, Lot 1 and 29:

The (E) designation text related to air quality is as follows:

Any new residential and/or commercial development must ensure that the emission point of the stack is at least 28 feet above grade and that the heating, ventilating and air conditioning stack(s) is located at most 18 feet away from the lotline facing East 9 Road, to avoid any potential significant air quality impacts.

The (E) designation text related to noise is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

The (E) designation text related to hazardous materials is as follows:

Task 1

The applicant submits to OER, for review and approval, a Phase 1 of the site along with a soil and groundwater testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.

If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate

that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from the test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos-containing materials. For all projected and potential development sites where no E-designation is recommended, in addition to the requirements for lead-based paint and asbestos, requirements (including those of NYSDEC) should petroleum tanks and/or spills be identified and for off-site disposal of soil/fill would need to be followed.

With the implementation of the above (E) designation (E-417), no significant adverse impacts related to air quality, noise and hazardous materials would occur.

UNIFORM LAND USE REVIEW

This application (C 170256 ZMQ) was certified as complete by DCP on February 21, 2017, and was duly referred to Community Board 14 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for the related action (N 170257 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 14 held a public hearing on this application (C 170256 ZMQ) on April 19, 2017 and on that date, by a vote of 25 in favor, none opposed, and with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 170256 ZMQ) was considered by the Borough President, who issued a recommendation on May 19, 2017 to approve the application.

City Planning Commission Public Hearing

On May 10, 2017 (Calendar No. 9), the City Planning Commission scheduled May 24, 2017 for a public hearing on this application (C 170256 ZMQ). The hearing was duly held on May 24, 2017 (Calendar No. 27), in conjunction with the application for the related action.

There were no speakers and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 170256 ZMQ) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*) The designated WRP number is 17-014.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 170256 ZMQ), in conjunction with the related application for a zoning text amendment (N 170257 ZRQ), is appropriate.

The goal of the proposed actions is to limit flood vulnerability and promote resilient buildings in an area of the city that is among the most vulnerable to future flooding, and will guide future development in a manner that is consistent with the built character of the area. The current R3-2 zoning district in Broad Channel has been in place since 1961, and does not reflect the area's established building patterns or current or future flood vulnerability. The R3-2 zoning district will largely be replaced by an R3A zoning district, and further modified by the proposed zoning text amendment (N 170257 ZRQ), which will limit future residential development to single-family detached residences. The current R3-2 zoning district will also be replaced on Broad Channel's southeast shore with a C3A district, and will be further modified by the proposed zoning text amendment (N 170257 ZRQ), which will limit future residential development to single-family detached residences. The rezoning would reflect the concentration of existing water-dependent uses in the area, including marinas and boat storage facilities, which are appropriate uses today and in the future. Under C3A zoning, these properties would be brought into conformance and have more flexibility to make resilient retrofits should they be damaged or destroyed by a future storm.

The C1-3 commercial overlay proposed for Broad Channel on Cross Bay Boulevard will better reflect existing development patterns, and that the slight reduction to the off-street parking requirement could make it easier to reconstruct commercial buildings in the event of a flood, which may be constrained by the higher off-street parking requirement of existing zoning.

The Commission believes that establishing a Special Coastal Risk District and a Broad Channel subdistrict, proposed as part of the related application for a zoning text amendment (N 170257 ZRQ), will reflect the area's established character and limit new residential development in an area projected to experience daily tidal inundation from sea level rise by the 2050s, and where there are few other viable options for investment in infrastructure to mitigate this flood risk. The Broad Channel subdistrict of the Special Coastal Risk District will limit future development to single-family detached residences. In addition, community facilities that include sleeping or overnight accommodations would be prohibited.

The proposals, which were developed through the Resilient Neighborhoods study for Old Howard Beach, Hamilton Beach, and Broad Channel, were refined over the last three years by DCP through an extensive public outreach process and in close collaboration a Community Advisory Committee

and with Community Board 14, the Broad Channel Civic Association, local property owners, and local elected officials.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby amended by changing the Zoning Map, Section Nos. 24b, 24d, 30a, and 30c:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and
 - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary line of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard;
2. changing from an R3-2 District to an R3A District property bounded by a southerly boundary line of a park and its easterly prolongation, a southerly and westerly boundary line of a park, 195th Avenue and its easterly centerline prolongation, 102nd Street, 196th Avenue, 101st Street, 197th Avenue, a line midway between Cross Bay Boulevard and 100th Place, 207th Avenue, Cross Bay Boulevard and its southerly centerline prolongation, Cross Bay Parkway, and a northerly boundary line, easterly boundary line, southeasterly boundary line, and easterly boundary line of a park and its northeasterly prolongation;
3. changing from an R3-2 District to a C3A District property bounded by 195th Avenue and its easterly centerline prolongation, a westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line of a park and its prolongation, Cross Bay Parkway, Cross Bay Boulevard and its southerly centerline prolongation, 207th Avenue, a line midway between Cross Bay Boulevard, and 100th Place, 197th Avenue, 101st Street, 196th Avenue, and 102nd Street;
4. establishing within a proposed R3A District a C1-3 District bounded by:

- a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and
 - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary lines of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard; and
5. establishing a Special Coastal Risk District bounded by a southerly boundary line of a park and its easterly prolongation, a southerly boundary line and westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line, a northerly boundary line, an easterly boundary line, a southeasterly boundary line, and an easterly boundary line of a park and its northeasterly prolongation;

Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated February 21, 2017, and subject to the conditions of CEQR Declaration E-417.

The above resolution (C 170256 ZMQ), duly adopted by the City Planning Commission on June 7, 2017 (Calendar No. 13) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

**RAYANN BESSER, ALFRED C. CERULLO, III, MICHELLE DE LA UZ,
JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARÍN, LARISA ORTIZ,**
Commissioners

CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
24b, 24d, 30a & 30c
 BOROUGH OF
QUEENS

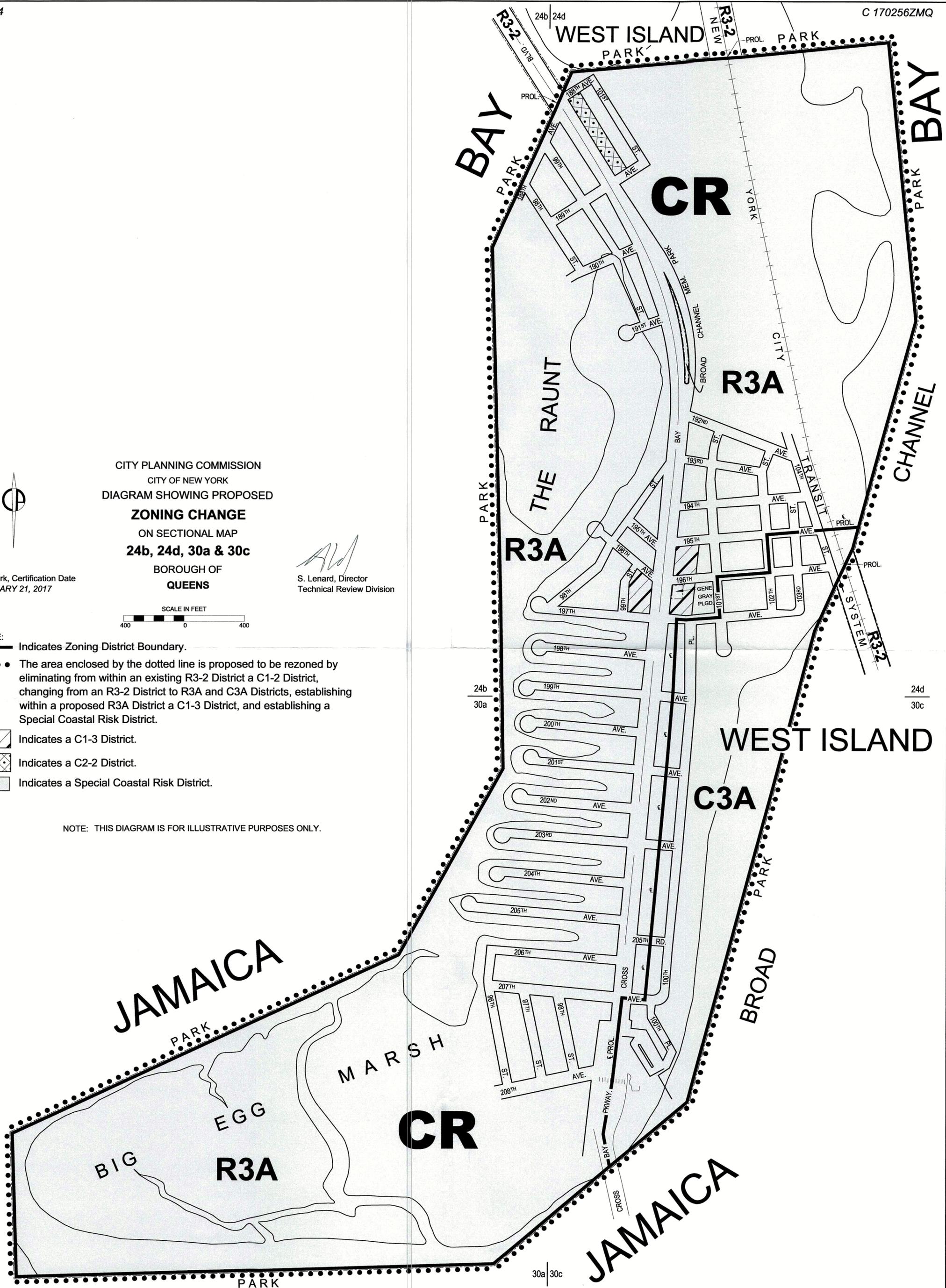
S. Lenard
 S. Lenard, Director
 Technical Review Division

New York, Certification Date
 FEBRUARY 21, 2017



- NOTE:**
- Indicates Zoning District Boundary.
 - The area enclosed by the dotted line is proposed to be rezoned by eliminating from within an existing R3-2 District a C1-2 District, changing from an R3-2 District to R3A and C3A Districts, establishing within a proposed R3A District a C1-3 District, and establishing a Special Coastal Risk District.
 - Indicates a C1-3 District.
 - Indicates a C2-2 District.
 - Indicates a Special Coastal Risk District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



Queens Borough President Recommendation

APPLICATION: ULURP #170256 ZMQ

COMMUNITY BOARD: Q14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the NYC Department of City Planning, pursuant to Sections 197-c and 201 of the NYC Charter, for an amendment of the Zoning Map, Section Nos. 24b, 24d, 30a and 30c:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and
 - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary line of a playground and its westerly and northerly prolongation, 196th Street, and Cross Bay Boulevard;
2. changing from an R3-2 District to an R3A district property bounded by a southerly boundary line of a park and its easterly prolongation, a southerly and westerly boundary line of a park, 195th Avenue and its easterly centerline prolongation, 102nd Street, 196th Avenue, 101st Street, 197th Avenue, and a line midway between Cross Bay Boulevard and 100th Place, 207th Avenue, Cross Bay Boulevard and its southerly centerline prolongation, Cross Bay Parkway, and a northerly boundary line, easterly boundary line, southeasterly boundary line, and easterly boundary line of a park and its northeasterly prolongation;
3. changing from an R3-2 District to a C3A District property bounded by 195th Avenue and its easterly centerline prolongation, a westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line of a park and its prolongation, Cross Bay Parkway, Cross Bay Boulevard and its southerly centerline prolongation, 207th Avenue, a line midway between Cross Bay Boulevard, and 100th Place, 197th Avenue, 101st Street, 196th Avenue and 102nd Street;
4. establishing within a proposed R3A district a C1-3 District bounded by:
 - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue and 99th Street; and
 - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, cross Bay Boulevard, the southerly and easterly boundary lines of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard; and
5. establishing a Special Coastal Risk District bounded by a southerly boundary line of a park and its easterly prolongation, a southerly boundary line and a westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line, a northerly boundary line, an easterly boundary line, and an easterly boundary line of a park and its northeasterly prolongation;

Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated February 21, 2017, and subject to the conditions of CEQR Declaration E-417. (Related application: ULURP #170257 ZRQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, April 27, 2017 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Department of City Planning (DCP) has proposed the Broad Channel Resiliency Rezoning affecting all or portions of 60 tax blocks. The objectives of the rezoning are to reinforce the existing neighborhood character with contextual R3A and C3A districts zoning for detached buildings, reduce vulnerability to future sea level rise and storms, and to limit growth in this historically flood prone area.;
- A related application has been filed concurrently with the rezoning establishing the Broad Channel Special Coastal Risk District. The provisions of the special district identify Broad Channel as a flood prone area, with specific bulk and use regulations tailored to reflect the existing built condition of the area, dependence on water-related uses and to limit future flood damage potential;
- This rezoning was formulated by DCP in conjunction with an ongoing citywide interagency initiative addressing future flood resiliency and recovery from Hurricane Sandy. There have been many meetings throughout the boroughs with the elected officials, community and civic organizations. The Borough President's Hurricane Task Force meets regularly with the involved city agencies to discuss and address issues with the recovery and future protective measures.;

Queens Borough President Recommendation
ULURP #170256 ZMQ

- o Community Board 14 approved this application by a vote of twenty-five (25) in favor and none (0) against or abstaining at a public meeting held on April 19, 2017.

RECOMMENDATION

The Mayor and several city agencies have made a concerted effort to recover from damage caused by Hurricane Sandy and to prepare for the effects of future sea level rise. The work done so far was greatly needed and appreciated. I look forward to working with the Mayor and all involved agencies in the continued effort needed to limit and safeguard Queens and New York City from future flooding and related impacts.

Based on the above consideration, I hereby recommend approval of this application.



PRESIDENT, BOROUGH OF QUEENS

May 19, 2017

DATE